

Dear Interested Property Owner:

The City of Issaquah Development Commission will hold a Public Hearing on Wednesday, May 1, 2013 at 7:00 p.m. in the Council Chambers of City Hall South located at 135 E. Sunset Way, Issaquah, for the following request:

Project Description: Construction of two commercial buildings - One building will have approximately 2,700 square feet with a drive-through. The second building will consist of approximately 11,000 square feet. Two existing single family homes will be demolished. An existing wetland will be preserved and the stream and wetland buffers will be enhanced with native plantings. The project is located within the shoreline jurisdiction of Issaquah Creek.

Location: The project is located at 5611 221st Place SE. See attached Vicinity Map and Site Plan.

Permits Required: SEPA Environmental Determination; Site Development Permit; Shoreline Substantial Development Permit; Administrative Adjustment of Setback Standards; Construction Permits – Building & Public Works

Notice is required to be provided to property owners within 300 feet of the site and to other Parties of Record. Please share this notice with others in your neighborhood who may be interested in this project. Comments will become part of the public record. Comments will be accepted up to and during the Development Commission Public Hearing. Written comments should be directed to: David Favour, Development Services Department, PO Box 1307, Issaquah WA 98027, or by email to: davef@issaquahwa.gov

Property owner, Mortgagee, Lien holder, Vendor, Seller, etc. - Please share this notice with tenants and others in your neighborhood who may be interested in this project.

The application, with full-size plans, is available for review at the Development Services Department, City Hall Northwest, 1775 12th Avenue NW, Issaquah (next to Holiday Inn and behind Lowe's). Please contact me with any questions or concerns regarding this application at (425) 837-3090 or by email at: davef@ci.issaquah.wa.us

New Code requirement

Table 3.8-1 Development Review Process and Public Notice¹

☼ = *Required*

○ = *Optional*

Empty Box = Not Required

PROCESS STEPS	Level 0 ²	1	2	3
Early Coordination and Collaboration	○ Recommended	○ Recommended	○ Recommended	○ Recommended
Pre-application Meeting	○ a,c (if pre-app occurs)	☼ a,c	☼ a,c	☼ a,c
Community Conference ³				○ a,b,c,d

Complete Application Determination	☀ a,c ²	☀ a,c,d	☀	☀
Notice of Application			☀ a,b,c,d	☀ a,b,c,d
SEPA Determination	See SEPA requirements, Chapter 18.10 IMC, including Planned Action Ordinance.			
Public Hearing				☀ a,b,c,d,e
Notice of Decision		☀ a,c	☀ a,c	☀ a,c
Appeals	See IMC 18.04.250, Appeals			
Permit Extension	See Section 3.11 for two year increment extension option			

Public Notice Key:

- a - Parties of Record
- b - Adjacent Property Owners
- c - City Website and Electronic Subscription Notices
- d - Property Posting (not required for Administrative Adjustment of Standards or Home Occupations)
- e - Legal Notice to Paper